



# Town of Sturbridge Planning Board

Charlie Blanchard, Chair  
Christopher Bouchard  
Russell Chamberland  
Michael Chisholm  
Dane LaBonte  
Jeff Adams  
Susan Waters

Jean M. Bubon, Town Planner

---

## PLANNING BOARD NOTICE OF DECISION REQUEST FOR WAIVER OF SITE PLAN APPROVAL

Applicant: The Granite Group Wholesalers LLC  
6 Storrs Street  
Concord, NH 03301

Property Owner: Breakaway Realty LLC  
660 Main Street  
Fiskdale, MA 01566

Parcel Information: Assessor's Map 415-03438-138

Zoning Designation: Commercial District

Property Location: 138 Main Street

Description of Request: The applicant is requesting Waiver of Site Plan Approval to operate a wholesale/retail plumbing supply house within the existing building and to install a fence on the existing paved area to separate the loading dock and storage area from the public parking spaces.

Applicable Section of Zoning By-Law: Chapter 25.04

Date of Meeting: May 11, 2021

Members Present: Christopher Bouchard, Russell Chamberland, Dane LaBonte, Jeff Adams, Charles Blanchard, Michael Chisholm and Sue Waters.

At the Planning Board meeting of May 11, 2021 the previously noted members voted 7-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions:

1. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.
2. All other necessary permits and approvals must be obtained prior to the start of construction.
3. All necessary plans must be provided to the Building and Fire Departments for review and approval prior to beginning construction.
4. The parking lot shall be re-stripped prior to opening.

Charles Blanchard  
Charles Blanchard, Chair

5/18/2021

Date

cc: Walter White, Interim Building Inspector  
Property Owner

---

Telephone (508) 347-2508  
Fax (508) 347-8243